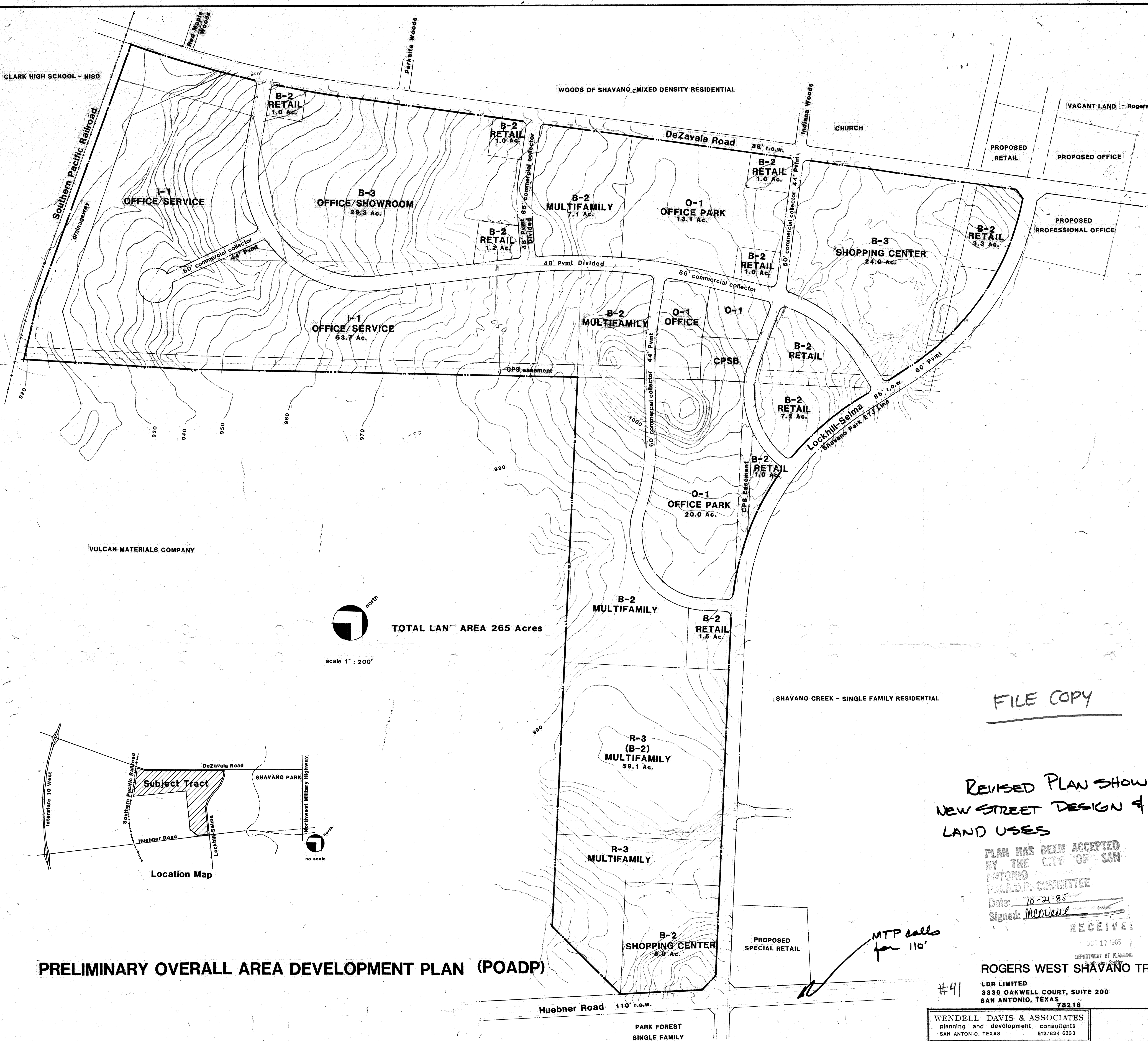
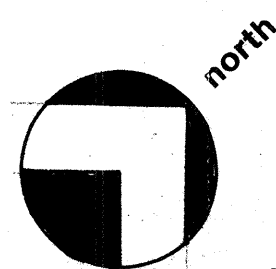


CLARK HIGH SCHOOL - NISD

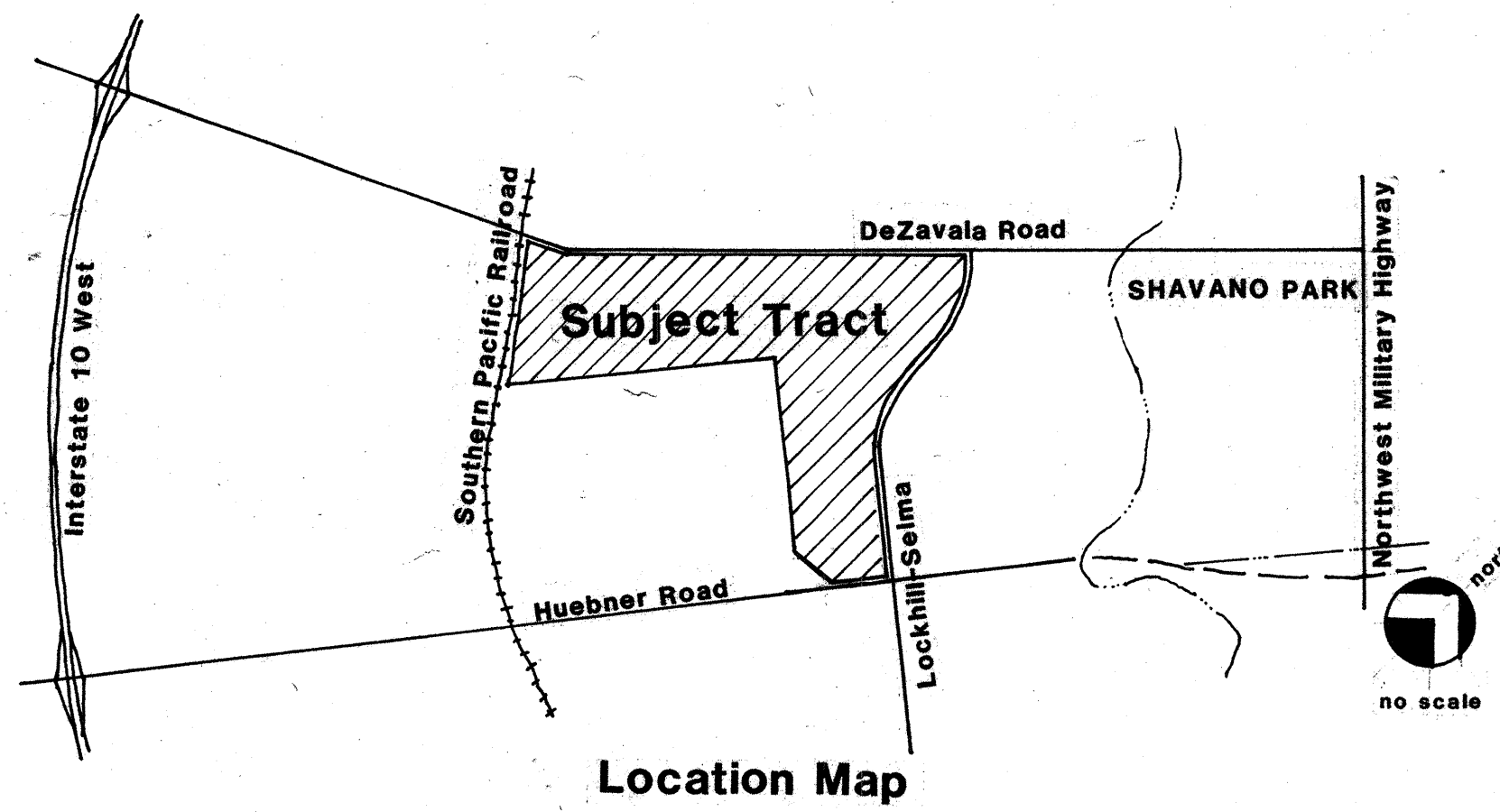


VULCAN MATERIALS COMPANY



TOTAL LAND AREA 265 Acres

scale 1" = 200'



PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP)

FILE COPY

REVISED PLAN SHOWS
NEW STREET DESIGN &
LAND USES

PLAN HAS BEEN ACCEPTED
BY THE CITY OF SAN
ANTONIO
P.O.A.D.P. COMMITTEE
Date: 10-21-85
Signed: *Mervell*

RECEIVED

OCT 17 1985

DEPARTMENT OF PLANNING

ROGERS WEST SHAVANO TRACT

LDR LIMITED
3330 OAKWELL COURT, SUITE 200
SAN ANTONIO, TEXAS 78218

WENDELL DAVIS & ASSOCIATES
planning and development consultants
SAN ANTONIO, TEXAS 512/824-6333

10/1/85
10/15/85

MTP calls
for 110'

PARK FOREST
SINGLE FAMILY

Southern Pacific Railroad

WOODS
PARKSITE

COMMERCIAL

CHURCH

**PROPOSED
OFFICE**

PLAN HAS BEEN ACCEPTED
BY THE CITY OF SAN
ANTONIO DEVELOPMENT
REVIEW COMMITTEE

Date: 2-17-92
File # 41
Signed: McGowan

100-year
floodplain
17 Acres

RETAIL / COM.
4.5 Acres

**Existing
Pizza
Hut**

PARKWAY

Existing
Diamond
Shamrock

RETAIL
/COM.
1 Acre

Street Transitions To
50' R.O.W. Within
Single Family Area

SHAVANO
RIDGE
UNIT 1
EXISTING SINGLE FAMILY
33.4 Acres

RETAIL / COM.
4.5 Acres

**MULTIFAMILY
OR
COMMERCIAL**
12.5 Acres

**REGIONAL
RETAIL
20 Acres.**

RETAIL
6 Acres

SHAVANO RIDGE
UNIT 2
13.3 Acres
41 Lots

(FUTURE COMMERCIAL-SERVICE, such as Mini Storage)
14.1 Acres

CPS
Substation

COMMERCIAL
4.5 Acres

COM.
3 Acres

MULTIFAMILY
21.3 Acres

**SHAVANO HEIGHTS
PROPOSED
SINGLE FAMILY
388 Acres
99 Lpts**

SHAVANO CREEK - SINGLE FAMILY RESIDENTIAL

**Note: Internal Street
and Lot Layout
Subject to Change**

COMMERCIAL
4.4 Acres

COMMERCIAL
6 Acres

RETAIL/COM.
1.5 Acres

**NEIGHBORHOOD
RETAIL**
9.5 Acres

**PROPOSED
SPECIALTY RETAIL**

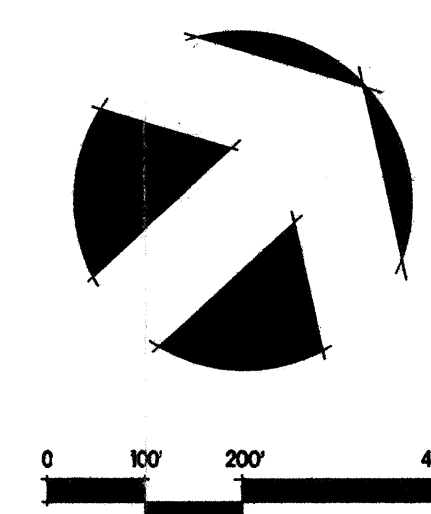
**NOTE: Individual Tract Zoning
Subject to change.**

**NOTE: All Acreages are Approximate,
And Street Layouts are
Subject to Change**

VULCAN MATERIALS COMPANY QUARRY

LOCKHILL-SELMA ROAD

4.5 ACRES



LOCATION MAP

TOTAL LAND AREA APPROXIMATELY : 263.1 ACRES

DEVELOPER:

LDR Limited, Joint Venture
3330 Oakwell Court, Suite 110
San Antonio, Texas 78218
828-6131

preliminary overall area development plan

FEBRUARY 10, 1992

Disc Walking III

92 FEB 10 AM 11:4

for Rogers West Shavano Tract

preliminary overall area development plan

3330 Oakwell Court
Suite 110
San Antonio
Texas 78218

ie Watkins III

University Oaks single family

Woods of Shavano mixed density residential

Vacant land owned by the Rogers Family

Clark High School - NSISD

Southern Pacific Railroad

BUSINESS PARK

De Zavala Road

Proposed commercial

Proposed office

Proposed COMMERCIAL/ PROFESSIONAL OFFICE

SHOPPING CENTER

OPS Substation

LIGHT INDUSTRIAL

Lockhill Selma Road Proposed
M.T.P. 86' ROW
Thoroughfare to be living thoroughfare in accordance with M.T.P. Plan

Quarry

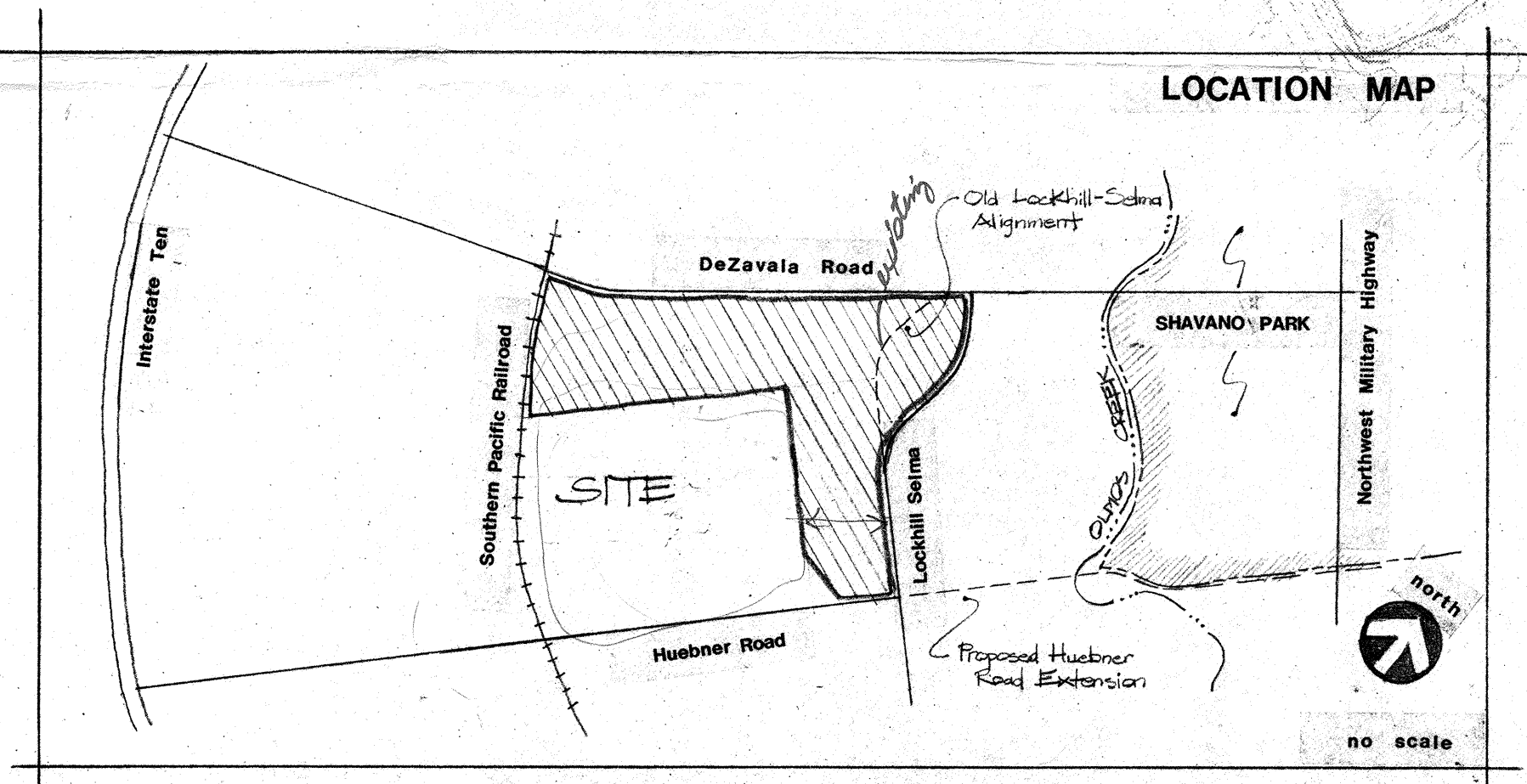
Vacant land owned by Vulcan Materials Company

COMMERCIAL AND MULTIFAMILY SITES

Proposed SINGLE FAMILY DEVELOPMENT
Shavano Joint Venture II

city water & sewer

LOCATION MAP



Scale: 1" = 200'

COMMERCIAL

Proposed SPECIALTY RETAIL

Huebner Road

Hunters Creek North single family

Park Forest single family

M.T.P. 110'

83-13-63-60

#41

RECEIVED
JUL 18 1983
DEPARTMENT OF PLANNING
Subdivision Section

PRELIMINARY OVERALL AREA
DEVELOPMENT PLAN - ROGERS TRACT

WENDELL DAVIS & ASSOCIATES
planning and development consultants
SAN ANTONIO, TEXAS 512/824-6333

JUL 15, 1983

INFORMATION SHEET FOR
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
(P.O.A.D.P.)

FILE NO. 83-13-63-60
(To be assigned by the Planning Dept.)

ROGERS TRACT
P.O.A.D.P. NAME

WALLACE ROGERS SA.
NAME OF DEVELOPER/SUBDIVIDER

15411 N.W. MILITARY
ADDRESS 78216

PHONE NO.

WENDELL DAVIS & ASSOC.
NAME OF CONSULTANT

8103 BROADWAY SUITE 107
ADDRESS

824-6333
PHONE NO.

GENERAL LOCATION OF SITE S.E. CORNER OF THE INTERSECTION OF
DE ZAVALA RD. & THE SOUTHERN PACIFIC RAILROAD

EXISTING ZONING (If Applicable) O.C.L.

PROPOSED WATER SERVICE

- ☒ City Water Board
☐ Other District _____
Name
☐ Water Wells

PROPOSED LAND USE

- ☐ Single Family
☐ Duplex
☒ Multi-Family
☒ Business
☐ Industrial

PROPOSED SEWER SERVICE

- ☒ City of San Antonio
☐ Other System _____
Name
☐ Septic Tank(s)

DATE FILED July 18, 1983

DUE DATE OF RESPONSE Aug 15, 1983
(within 20 working days of receipt)

REVISIONS FILED _____

(if applicable)

DATE OF RESPONSE _____

(within 15 working days of receipt)

Jan. 1985
(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

NEEDED INFORMATION:

INFORMATION REQUESTED. The POADP as an overview of the developer's projected land use, shall include, at least the following information:

- ☒ (a) perimeter property lines;
☒ (b) name of the plan and the subdivisions;
☒ (c) scale;
☒ (d) proposed land use(s) by location and type;
☒ (e) existing and proposed circulation system of collector and arterial streets and their relationship to any adjacent major thoroughfares and any proposed alternative pedestrian circulation systems: (side-walks, lanes, paths, etc.)
☒ (f) the proposed source and type of sewage disposal and water supply;
☒ (g) contour lines at no greater than ten (10) foot intervals;
☒ (h) projected sequence of phasing;
☒ (i) existing and/or proposed zoning classification(s);
☒ (j) known ownership and proposed development of adjacent undeveloped land; and
☒ (k) existing adjacent streets or development which impact upon access decisions within the proposed POADP.

Begin construction in about 1-yr. and complete in about 3-yr.

7-8-83

Spoke to Dixie Watkins regarding needed info.

Revised Plan dated Oct 17, 1985 was sent to traffic, transportation, Data Management on 10-17-85

INFORMATION SHEET FOR
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

FILE NO. (41) Roger's West Shawano Tract
P.O.A.D.P. NAME

LDR LIMITED (LADDIE DELTON)
NAME OF DEVELOPER/SUBDIVIDER

DIXIE WATKINS III
NAME OF CONSULTANT

3330 Oakwell Ct.
ADDRESS

3330 Oakwell Ct. Suite #110
ADDRESS

San Antonio, Texas. 78218
CITY ZIP CODE

San Antonio, Tx. 78218
CITY ZIP CODE

821-6131
PHONE NO.

824-7836
PHONE NO.

GENERAL LOCATION Southwest corner of De Zavala Rd. & Lockhill-Selma Rd.

DATE FILED JAN. 15, 1992 RESPONSE WITHIN 20 WORKING DAYS

REVISIONS FEB. 10, 1992 RESPONSE WITHIN 15 WORKING DAYS

RESPONSE EXPIRATION OF PLAN 18 MONTHS

REQUIRED INFORMATION ON PLAN:

PERIMETER PROPERTY LINES	<input checked="" type="checkbox"/>
NAME OF PLAN/SUBDIVISIONS	<input checked="" type="checkbox"/>
SCALE OF PLAN	<input checked="" type="checkbox"/>
LAND USE/LOCATION/TYPE/ACREAGE	<input checked="" type="checkbox"/>
CONTOUR LINES/10' INTERVALS	<input checked="" type="checkbox"/>
EXISTING PERIMETER STREETS	<input checked="" type="checkbox"/>
LIMITS OF THE 100 YR. FLOOD PLAIN	<input checked="" type="checkbox"/>
NAME & ADDRESS OF DEVELOPER	<input checked="" type="checkbox"/>
LOCATION MAP/2 THOROUGHFARES	<input checked="" type="checkbox"/>
COLLECTORS/ARTERIAL/LOCAL STREETS	<input checked="" type="checkbox"/>
CLEARLY IDENTIFIED ON PLAN	<input checked="" type="checkbox"/>
ALTERNATIVE PEDESTRIAN CIRCULATION SYSTEM	<input checked="" type="checkbox"/>

COMMENTS:

CITY OF SAN ANTONIO

SAN ANTONIO, TEXAS 78283-3966

February 17, 1992

Mr. Dixie Watkins, III
3330 Oakwell Ct., Suite #110
San Antonio, Texas 78218

Re: Rogers West - Shavano Tract
Plan #41

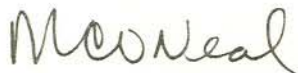
Dear Mr. Watkins:

The Development Review Committee has reviewed and accepted the revised plan for Rogers West - Shavano Tract, file #41.

Please note that this action by the Committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Unified Development Code. Any platting will have to comply with the Unified Development Code Regulations in force at the time of platting.

If you have any questions, please contact Roy Ramos at 299-7900.

Sincerely



Michael C. O'Neal, AICP
Planning Administrator
Department of Planning

RR/MCO



CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

November 20, 1987

Wendell Davis
3330 Oakwell Court, Suite 110
San Antonio, Texas 78218

RE: Rogers Tract POADP
File #41

Dear Mr. Davis:

The Development Review Committee has reviewed and accepted your revised plan for Rogers Tract. The plan has been assigned File #41 for future reference.

Please note that this action by the Committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Unified Development Code. Any platting will have to comply with the regulations in force at the time of platting.

If you have any questions, please contact Roy Ramos at 299-7900.

Sincerely,

A handwritten signature in cursive script, reading "M C O'Neal".

Michael C. O'Neal, AICP
Planning Administrator
Dept. of Planning

MCO/RR/sm
Encl.



CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO, TEXAS 78285

October 23, 1985

Wendell Davis
3330 Oakwell Court, Suite 110
San Antonio, Texas 78218

Re: Rogers West Shavano Tract Plan
File: 83-13-63-60
Revised: 10/17/85

Dear Mr. Davis:

Please find attached a copy of Rogers West Shavano Tract Plan which has been reviewed and accepted by the POADP committee.

This action by the committee does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions, please contact Roy Ramos in our Subdivisions Section at 299-7900.

Sincerely,

A handwritten signature in cursive script that reads "McO'Neal".

Michael C. O'Neal
Planning Administrator
Department of Planning

MCO/RR/sh

Attachment



CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

April 7, 1989

Mr. Wendell Davis
3330 Oakwell Ct., Suite #110
San Antonio, Texas 78218

RE: Roger's West Shavano Tract P.O.A.D.P., File #41

Dear Mr. Davis:

The Development Review Committee has reviewed and accepted your revised plan for the Roger's Tract. The plan has been assigned File #41 for future reference.

Please note that this action by the Committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Unified Development Code. Any platting will have to comply with the regulations in force at the time of platting.

If you have any questions, please contact Roy Ramos at 299-7900.

Sincerely,

A handwritten signature in dark ink, appearing to read "McNeal".

Michael C. O'Neal, AICP
Planning Administrator
Department of Planning

MCO/RR/hdlv
Attachment



CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

October 9, 1984

Wendell Davis & Associates
Attn: Mr. Wendell Davis
8103 Broadway, suite 107
San Antonio, Texas 78212

Re: Rogers Tract

Dear Mr. Davis:

With regard to your letter dated September 25, 1984, the staff has reconsidered the Rogers Tract Preliminary Overall Area Development Plan (POADP). Although staff initially surfaced concern pertaining to the use of the land, we do not adamantly oppose the POADP filed. We note that development activity in the area lends itself to residential use; however, taking into consideration the constraint caused by the existing quarry operation, staff does not object to the projected land use scheme reflected on the plan. We find the POADP to be in general compliance with all requirements.

Please note that these are staff comments and not the Planning Commission comments. If you make any expenditures based on these comments you do so at your own risk since staff cannot make any commitments for the Planning Commission or the City. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights of plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in cursive script, reading "Michael C. O'Neal".

Michael C. O'Neal
Chief, Current Planning

MCO/EG/sh



CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

July 27, 1983

Wendell Davis & Associates
Attn: Mr. Wendell Davis
8103 Broadway, Suite 107
San Antonio, Texas 78

Re: Rogers Tract

Dear Mr. Davis:

Please be advised that the Preliminary Overall Area Development Plan (POADP) for the Rogers Tract (File #83-13-63-60) submitted for staff review and comment has been completed. Said plan was jointly reviewed by Traffic Engineering and Planning staff. Conclusion of the review is that the layout in general meets the requirements of Chapter 36 of the City Code.

Exception to this is no street projections have been provided to adjacent unsubdivided land as reference in Section 36-10(C) of the Code. Provision for such street extensions will be necessary in accordance with the requirement. Staff is recommending that the street projections be planned to the most southerly southwest common property line of the Rogers Tract and the Vulcan Material Co. parcel preferably, the extension of the already planned street located approximately 2,200 feet north of Huebner Road and west of the Lockhill Selma Road alignment, and the extension of the most westerly street at DeZavala to the southeast limits of the planned development. Provision of these street stubs will then permit a linkage with expected development in the immediate areas.

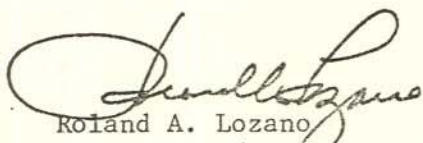
Another issue addressed in the review is that of the proposed use of land. Staff is concerned and of the opinion that the Business Park and Light Industrial uses contemplated by you are not in harmony with the existing and planned developments and uses in the area. Therefore, we recommend that you reconsider your plan and attempt to develop a plan which provides a positive rather than negative impact upon the area.

Further, it is noted that De Zavala Road and Huebner Road are classified as a secondary arterial type "A" (86' R.O.W.) and a primary arterial type "A" (110' R.O.W.) respectively on the current Major Thoroughfare Plan. Any platting activity along these thoroughfares will require dedication for future street widening in accordance with said plan. Regarding the proposed alignment of Lockhill Selma Road which is also designated as a Major Thoroughfare. Staff concurs with the 86' facility as planned.

Please note that these are staff comments and not the Planning Commission comments. If you make any expenditures based on these comments you do so at your own risk since staff cannot make any commitments for the Planning Commission or the City. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,



Roland A. Lozano
Director of Planning

RAL/EG/sm

cc: Dean Chadwick, Traffic Engineering

Wendell Davis & Assoc.
Att: Mr. Wendell Davis
8103 Broadway Suite 107
San Antonio Texas

Re Rogers Tract

Dear Mr. Davis

Please be advised that the P.O. & D.P. for the Rogers

Tract File # 83-13-63-60 submitted for staff review & comment

has been completed. Said plan was jointly reviewed by traffic

engineering & planning staff. Conclusion of the review

is that the layout in general meets the requirements of Chapter

36 of the City Code. ¹¹ Exception to this is no street projections

have been provided to adjacent unsubdivided land as

reference in section 36-10-C of the code. Provision for such

street extension will be necessary in accordance with the

requirement. Staff is recommending that the street projections

be planned to the most southerly southwest common property

line of the Rogers Tract and the Vulcan Material Co. parcel.

preferably, the extension of the ^{already} planned street located approximately

2200 ft north of Huebner Rd. and west of ~~of~~ Lockhill before

Rd alignment. and the extension of the most westerly street ~~with the~~

60' ROW at De Zavala to the southeast limits of the planned

development. Provision of these street stubs will then permit a linkage

development in the immediate areas.

Another issue addressed in the review is that of ^{use of the land} the proposed ~~industrial and business uses~~. Staff is ^{the Business Park and Light Industrial uses contemplated} concerned and ^{of the opinion that the} ~~subject area~~ ^{best} would be suited for ~~by you are not in harmony with the existing and planned developments and single family development. This takes into account uses in the area. Therefore, we recommend that you reconsider the existing and proposed single family development in the your plan and attempt to develop a plan which provides a positive area. We, therefore, ask that you consider planning single rather than negative impact upon the area, for use in this area.~~

Further, it is noted that De Zavala Rd. and Huebner Rd. ~~are~~ ^{are} classified as a secondary arterial type "A" (86' ROW) and a primary arterial type "A" (110' ROW) respectively, on the current major Thoroughfare Plan. Any platting activity along ~~the mentioned~~ ^{these} thoroughfares will require ded. for future street widening in accordance with said plan. Regarding the proposed alignment of Lockhill Helmer Rd which is also designated as a major thoroughfare, staff concurs with the 86' facility as planned.

Please note that these are staff comments and are planning recommendations. You make any expenditures based on these recommendations at your own risk since staff cannot make any commitments for the Planning Department of the City.

This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.



SAN ANTONIO WATER SYSTEM

January 11, 1993

Mr. Hector Valadez
11583 Moursund Road
San Antonio, TX 78221

RE: SEWER SERVICE REQUEST FOR 11583 MOURSUND ROAD, COUNTY BLOCK 4283, P-24

Dear Mr. Valadez:

Reference your recent inquiry requesting to connect into our sanitary sewer system, the following has been prepared.

Please be advised that the Mission Del Lago Offsite Sanitary Sewer Main Project is now complete. The construction plans show an 8-inch sewer main with a lateral stubout to your property line. The following procedures are necessary in order to receive sewer service from the San Antonio Water System.

If the property is unplatted and is outside the city limits of San Antonio, the property owner of a commercial property with an existing/proposed business must satisfy the platting requirements. The sewer impact fees shall be paid prior to recordation of the subdivision plat. Thereafter, the property owner shall retain a licensed and bonded plumber to extend the private service lateral. The lateral work inside the property shall be inspected by a registered engineer.

Ownership and maintenance of the private service lateral shall be the responsibility of the property owner. The work shall be in accordance with the City of San Antonio Plumbing Code, Section 24-347, Building Sewers, pages 1737-1741.

Should you have any questions regarding the procedures for sewer service, please call me at 270-4451 or Rey Cenicerroz at 270-4355. Any information needed on platting requirements shall be directed to Eddie Guzman, Department of Planning at 299-7892.

Respectfully,

Jose R. Limon
Development Services Engineer

JRL:RC:omg

cc: Eddie Guzman, Department of Planning
Robert Stricker, Chief Plumbing Inspector
Rey Cenicerroz, Engineering Technician III

WENDELL DAVIS & ASSOCIATES
planning & development consultants

September 25, 1984

Mr. Eddie Gazman
Department of Planning
City of San Antonio
P.O. Box 9066
San Antonio, Texas 78285

Rd: POADP - ROGERS TRACT: Lockhill Selma/Dezavala

Dear Eddie:

This letter is to request that the referenced POADP be reconsidered as to land use. We conducted some research to determine the potential use of the Vulcan quarry as single family residential and have found that it would not be economically feasible due to the present depth of the quarry. Depths greater than 30-35' are considered to be too much to reclaim for residential use.

In addition, Wallace Rogers, III has discussed future use of the quarry with George E. Fischer and John R. Houston of Vulcan Materials Company. Enclosed is a letter from Mr. Houston stating Vulcan's plans for present and future use of the property, and the average depth of the quarry.

Please bring this POADP up to your committee again. I also discussed this with Mr. Al Eisenmenger and I believe he will support the plan as presented. Thank you for your reconsideration.

Sincerely,



Wendell Davis, AICP

Enclosure

cc: Wallace Rogers, III
Lloyd A. Denton, Jr.
Al Eisenmenger

Vulcan Materials Company

SOUTHERN DIVISION / P. O. BOX 13010 • SAN ANTONIO, TEXAS 78213 • TELEPHONE 512 492-1081



J. R. HOUSTON
VICE PRESIDENT
TEXAS

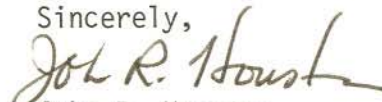
August 27, 1984

To Whom It May Concern:

Our plans for the present and future use of our property located on Huebner Road are to continue the production of construction aggregates and ready mixed concrete.

We have no plans for residential construction of any type on the property. The average depth of the quarry is approximately 65-70 feet.

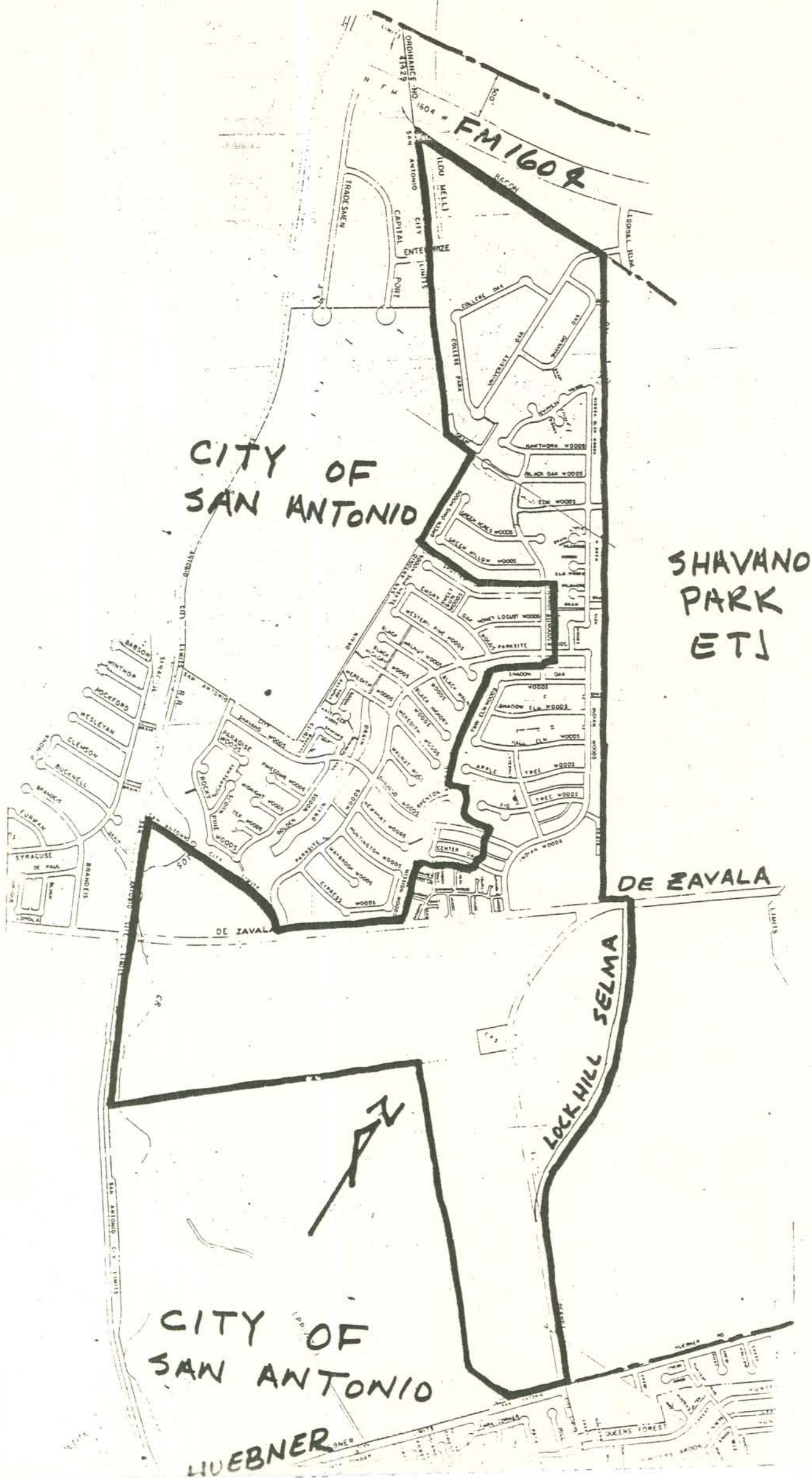
Sincerely,



John R. Houston

/lsb

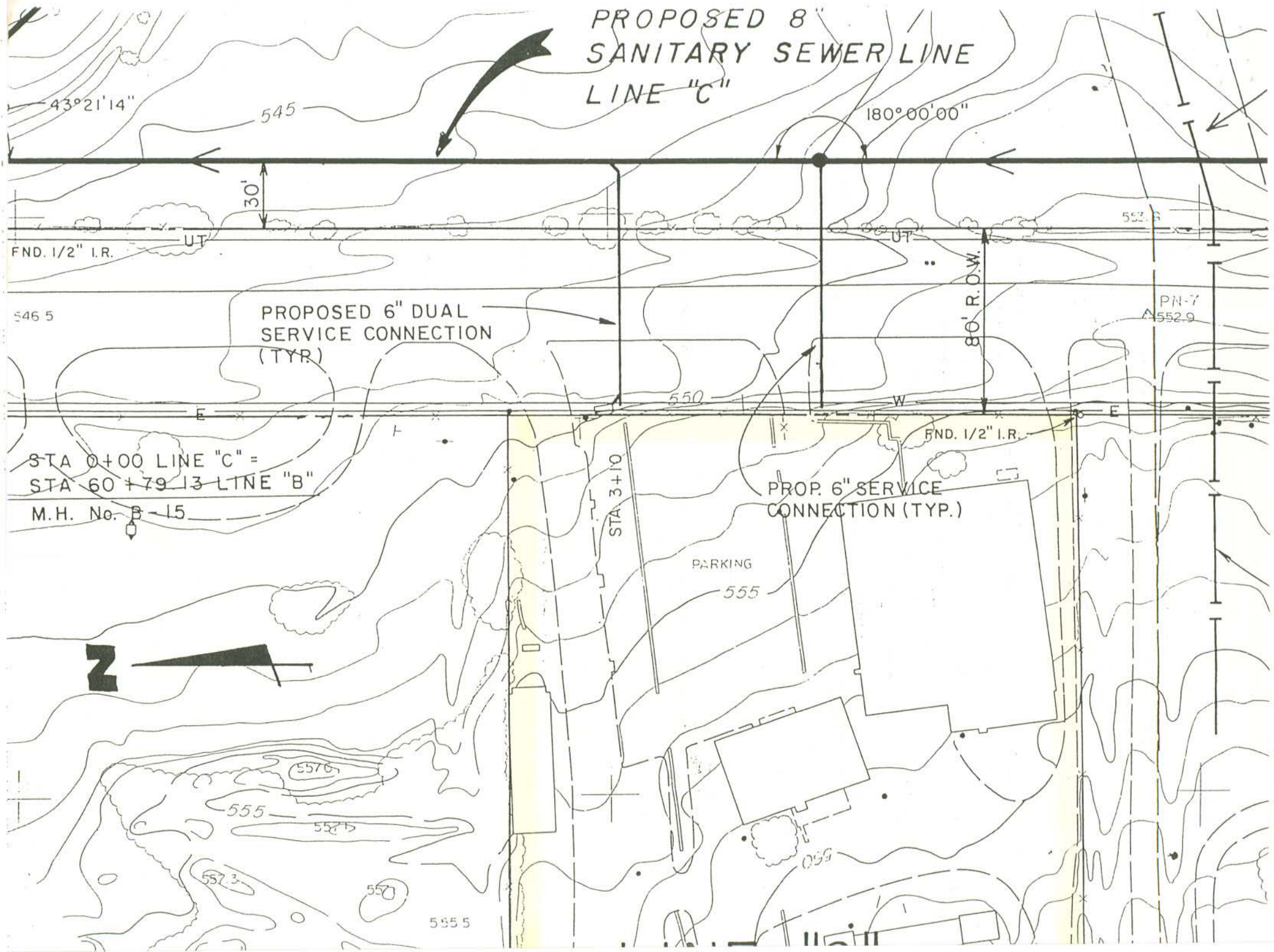
Lock Hill - 301 Ma / De Zavala



Scale: One inch equals 2200 ft. (.417 Miles)



PROPOSED 8"
SANITARY SEWER LINE
LINE "C"



43°21'14"

545

180°00'00"

30'

FND. 1/2" I.R.

UT

UT

552.6

546.5

PROPOSED 6" DUAL
SERVICE CONNECTION
(TYR)

80' R.O.W.

PN-7
A552.9

STA 0+00 LINE "C" =
STA 60+79.13 LINE "B"
M.H. No. B-15

550

FND. 1/2" I.R.

PROP. 6" SERVICE
CONNECTION (TYP.)

STA 3+10

PARKING

555



555

557.5

557.3

557

555.5